

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

August 24, 2010

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, August 31, 2010 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of August 17, 2010.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Review and discuss proposed amendments to the Morris Canal Redevelopment Plan to revise fees. **Approved and recommended to City Council for Adoption.**

9. Review and discuss proposed amendments to the Historic Preservation Ordinance Amendment. **Approved and recommended to City Council for Adoption.**

10. Case: P10-046 Minor Site Plan with “c” variance
Applicant: BGT Capital, LLC & Davood G. Taree
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 357 Third St.
Block: 385 Lot: O.1
Zone: NC – Neighborhood Commercial
Description: New 4-story mixed-use building with 4 residential units and 1,126 sf of ground floor commercial space.
Variances: rear yard setback
Decision: Approved with condition.

11. Case: P10-029 Minor Site Plan
Applicant: Butcher Block Café, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 212 Washington St.
Block: 67 Lot: K.3, C001, C002
Zone: H – Historic, Paulus Hook
Description: New 660 sf sidewalk cafe
Decision: Approved with conditions.

12. Case: P07-009 Interim Use
Applicant: The L Group
Attorney: Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 677 Grove Street
Block: 294.5 Lot: PL A.
Zone: Jersey Avenue Redevelopment Plan Area
Description: Interim Parking Lot for 436 surface spaces.
Decision: Approved with conditions.

13. Case: P02-099.3 Final Site Plan for Residential Villa Units and Amended Site Plan for the Marina
Applicant: WA Residential Urban Renewal Co
Attorney: Nevins McCann, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 100 Caven Point Rd
Block: 1497 Lot: 33, 34, 35
Zone: Liberty Harbor Redevelopment Plan
Description: Re-configuration of the Marina and conformance review for the Villas
Carried to August 31, 2010 regular meeting.

14. Case: P10-033 Minor Site Plan
Applicant: MLK 156, LLC
Attorney: Nathan Beck
Review Planner: Jeff Wenger
Address: 156.5 MLK Drive
Block: 1326 Lot: 94.D
Zone: MLK Drive Redevelopment Plan
Description: Storefront renovation.
Decision: Approved with conditions.

15. Case: P10-036 Preliminary and Final Major Site Plan with 'c' Variances
Applicant: Tovaste Academy Rock, LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 182 Academy St / 19 Rock Street
Block: 1883 Lot: 30
Zone: OR – Office and Residential
Description: New 56 unit, 7 story residential building with 35 parking spaces.
Variances: Lot Width, Side Yards, Maximum Lot Coverage
Decision: Approved with conditions.

16. Case: P10-007 Minor Site Plan
Applicant: T-Mobile Northeast LLC
Attorney: Dean Stamos
Review Planner: Jeff Wenger
Address: 30 Mall Drive West
Block: 20 Lot: 1.1
Zone: Newport Redevelopment Plan
Description: Installation of cellular phone antennas and associated equipment.
Decision: Approved.
17. Case: P10-049 Minor Site Plan
Applicant: Sprint/Nextel Corp.
Attorney: Frank Ferraro
Review Planner: Jeff Wenger
Address: 2 Columbus Drive
Block: 10 Lot: 28
Zone: Exchange Place North Redevelopment Plan
Description: Installation of cellular phone antennas and associated equipment.
Decision: Approved.
18. Case: P10-023 Minor Site Plan with 'c' variance
Applicant: Clearwire Legacy LLC
Attorney: Frank Ferraro
Review Planner: Jeff Wenger
Address: 418 Duncan Avenue
Block: 1647 Lot: J.2
Zone: Hackensack Riveredge Redevelopment Plan
Description: Installation of cellular phone antennas and associated equipment.
Variance: Side yard setback
Decision: Approved.
19. Case: P10-044 Minor Site Plan
Applicant: T-Mobile Northeast LLC
Attorney: Dean Stamos
Review Planner: Jeff Wenger
Address: 100 Shearwater Ct.
Block: 1494 Lot: 18
Zone: Caven Point Redevelopment Plan
Description: Installation of cellular phone antennas and associated equipment.
Decision: Approved.
20. Case: P10-009 Minor Site Plan
Applicant: T-Mobile Northeast LLC
Attorney: Dean Stamos
Review Planner: Jeff Wenger
Address: 320 Central Avenue
Bloc: 720 Lot: 1.99
Zone: NC - Neighborhood Commercial
Description: Installation of cellular phone antennas and associated equipment.
Decision: Approved with conditions.
21. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Major Site Plan # P07-110 submitted by 247-249 Newark Ave. Corp. (247-249 Newark Ave.).
 2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary and Final Major Site Plan with Deviation for signage # P10-045 submitted by Liberty Park Raceway, LLC.(99 Caven Point road).
 3. Resolution of the Planning Board of the city of Jersey City Approving Minor Site Plan # P10-005 submitted by New Cingular wireless PCS d/b/a A T & T Mobility (72 Montgomery Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with "c" variance # P10-011 submitted by 642 Palisade Avenue LLC (642 Palisade Avenue)
 5. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Amendment # P-05-046.1 submitted by 297-299 Seventh St., LLC (297-299 Seventh St.).
 6. Resolution of the Planning Board of the City of Jersey City Re-affirming Minor Subdivision # P05-174 submitted by 297-299 Seventh St.,LLC(297-299 Seventh St.)
22. Executive Session, as needed, to discuss litigation, personnel or other matters
23. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD